



SUNSET & VALLEY VIEW DISTRIBUTION CENTER 25,000 SQUARE FEET (POL) INDUSTRIAL BUILDING

AVAILABLE FOR LEASE

4050 W. Sunset Road, Suite D, Las Vegas, NV

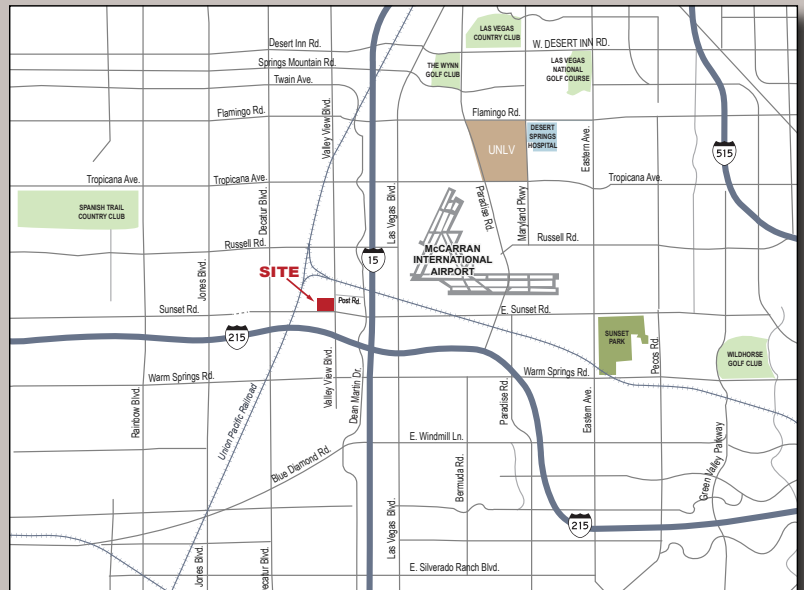


BUILDING FEATURES

- Offices: 3,018 square feet air conditioned offices
- Warehouse: Full HVAC
- Clearance: 28' at first column
- Sprinklers: ESFR
- Parking: Ample parking
- Loading: 5 dock high loading doors
1 ground level, ramped door
- Power: 600 amp, 277/480 volt, 3 phase
- Foil faced ceiling insulation
- 2% skylights
- 6" concrete floor
- 60' concrete loading apron
- Truck turning radius $\pm$ 135 feet

LOCATION FEATURES

- Located in Southwest Las Vegas
- I-15 Freeway & 215 Freeway access within 1 mile
- Conveniently located to McCarran Airport and the Strip



R.E. License #0036596 (NV)
4050 W. Sunset Road, Suite H
Las Vegas, NV 89118
www.majesticrealty.com

For more information, please contact:

Rod Martin
rmartin@majesticrealty.com

Bill Hayden
whayden@majesticrealty.com

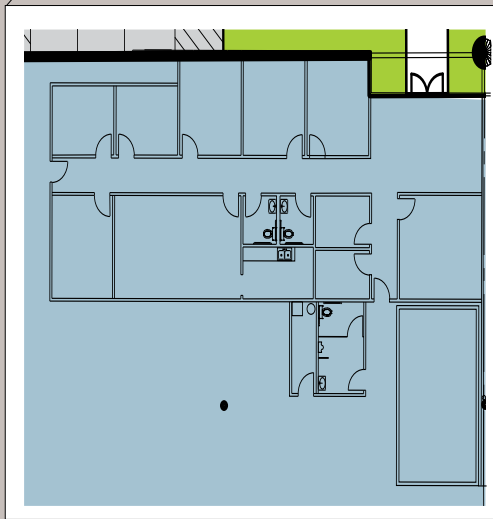
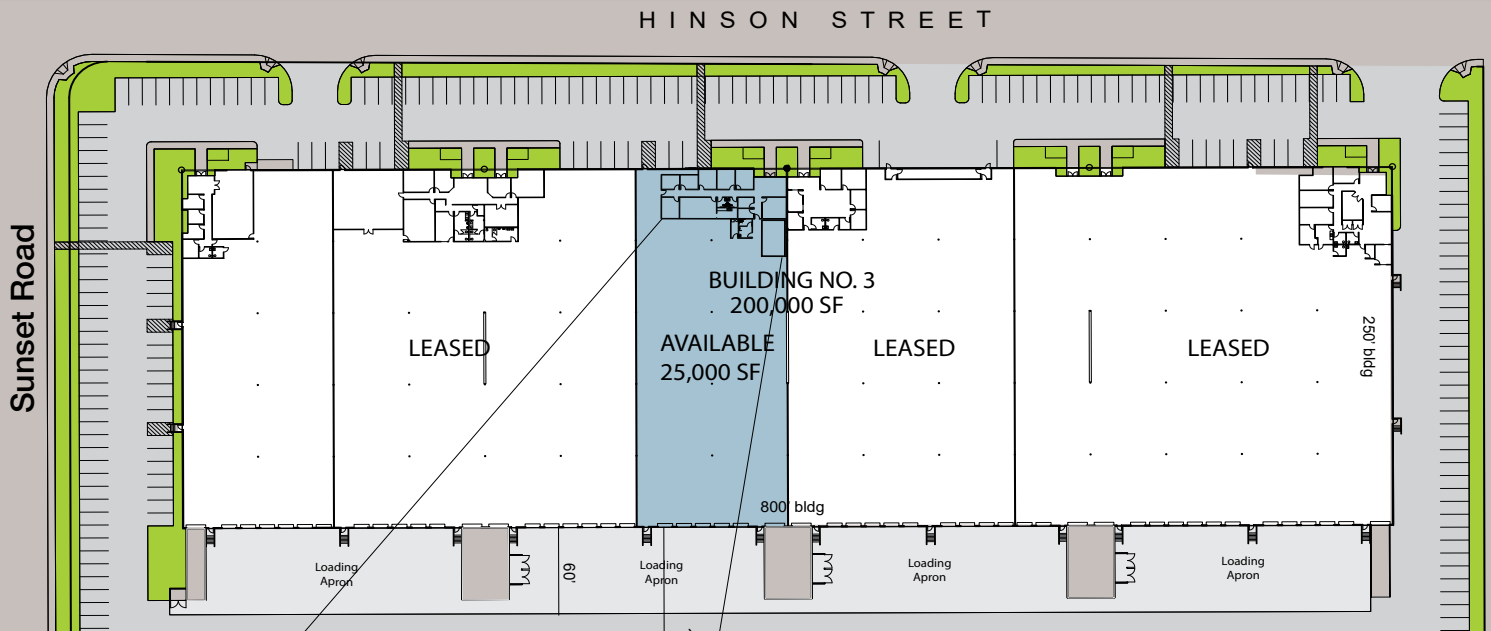
Ph: (702) 896-5564 Fax: (702) 896-4838



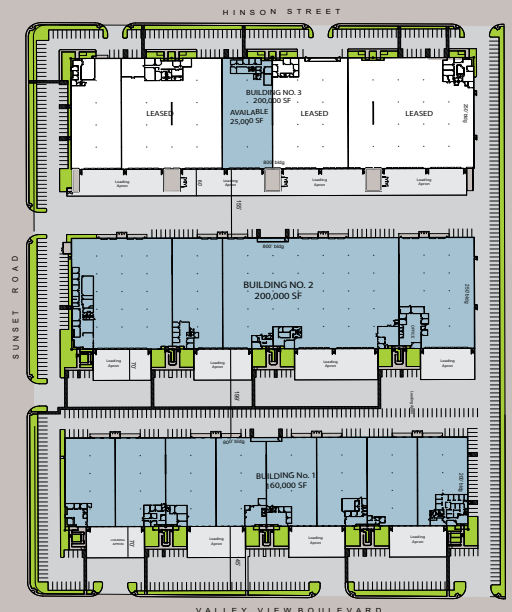
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OFFICE LAYOUT



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This statement is based upon information which we believe to be correct and is obtained from sources we regard as reliable but we assume no liability for errors or omissions therein.